RESIDENT INFORMATIONAL MEETING

EDGETOWN ACRES NEIGHBORHOOD RECONSTRUCTION - PHASE 1

Tom Wesolowski – City Engineer



OVERVIEW

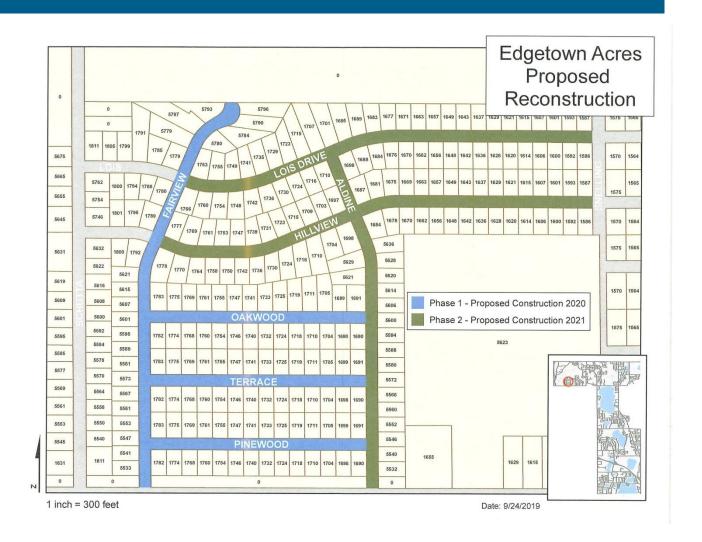
- Project Area
- Feasibility Study Process
- Existing condition of streets & utilities
- Goals for the project
- Impacts to residents
- Typical construction
- Special assessment information
- Proposed schedule



PROJECT AREA & FEASIBILITY PROCESS

- Project proposed for 2020
- Feasibility Study
 - Preliminary design
 - Public meetings with residents
 - Present to City Council
- Public Hearing
 - Direct staff to prepare final plans & specifications





EXISTING CONDITIONS

- Approximate length of streets 5,300-feet
- Average road width 28-feet
- No curb & gutter rural road section
- Sanitary sewer & water systems
- Stormwater runs along road edges and collected in ditches, no treatment



GOALS

- Remove existing pavement, install concrete curb & gutter and new pavement
- Road width approximately the same 28-feet wide
- Replace sanitary sewer system and services to property line
- Repair/replace portions of water distribution system
- Install stormwater collection & treatment
 - Address ditches
- Replace existing street lights



GOALS

- Remove existing pavement, install concrete curb & gutter and new pavement
- Road width approximately the same 28-feet wide
- Replace sanitary sewer system and services to property line
- Repair/replace portions of water distribution system
- Install stormwater collection & treatment
 - Address ditches
- Replace existing street lights



IMPACTS TO RESIDENTS

- Driveways
 - Portion of driveway removed & replaced same material
 - Removal amount determined on case by case basis
 - City does not broker construction of private drives
- Mail delivery
 - Mailboxes removed & placed in yard, resident store
 - Temporary mailboxes will be provided US post office determines location
 - Mailboxes reinstalled near end of project will install new if provided
- City does not pay to replace items in right of way 14-feet from edge of roadway
 - Irrigation/sprinkler systems, invisible fence, landscaping
 - Exception trees City will provide replacement trees





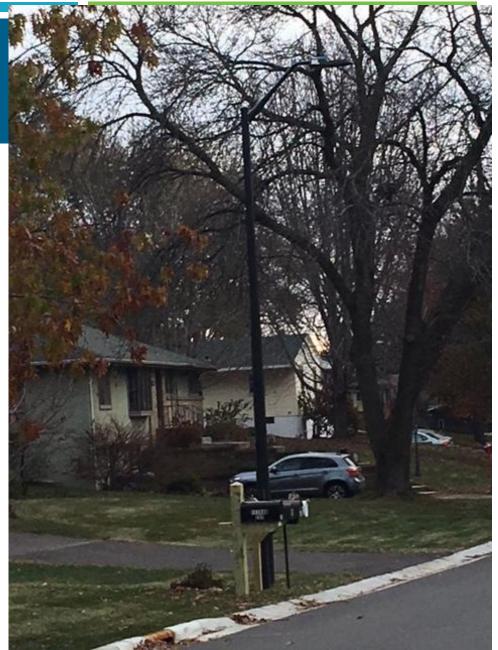












TYPICAL CONSTRUCTION

- Notifications sent to residents prior to start of construction & periodically during construction
- Construction updates posted to City's project webpage: shoreviewmn.gov/projects
- Residents will be inconvenienced during construction
 - Construction hours 7am to 7pm Monday-Friday and 8am to 7pm on Saturday
 - Experience delays/limited access to driveway during the day
- Driveway access every evening
 - Exception after placement of concrete curb and gutter or concrete driveway need 7-days to harden



ASSESSMENTS

- City levies special assessments to benefitting properties for improvements
 - Street concrete curb & gutter
 - Storm sewer
 - City does not assess for replacement of existing infrastructure
 - Assessments typically cover less than 10% of the total project cost
- Assessment process in accordance with MN Statutes, Chapter 429
 - Public hearings prior to bidding project & prior to final assessment
- Street Assessment per lot basis, corner lots receive ½ assessment
 - Based on cost of curb & gutter
 - Estimated per-lot assessment = \$1,800



ASSESSMENTS CONTINUED

- Storm Assessment based on area of lot
 - 0 13,000 sf = \$0.07/sf then 13,001 19,000 sf = \$0.035
 - Maximum assessment amount = \$1,120
- Estimated total assessment = \$2,920
- Estimated assessment part of Feasibility Study
 - Final assessment amount determined after project completion
 - Final assessment will not be more than estimated assessment in Feasibility Study
- Affected properties notified & public hearing held typically 1-yr after project (Sept. 2021)
- Payment options
 - Prepay in full or pay portion (October 2021)
 - Remaining amount added to tax statement equal payments spread over 10-years interest rate typically 3.5 to 4% - first payment in 2022



PROPOSED PROJECT SCHEDULE

January 2020
2nd Resident Meeting – present preliminary plans

January 2020 Feasibility Study to Council

February 2020 Public Hearing

March/April 2020 Bid Project

May/June 2020 Start Construction

Sept/Oct 2020 End Construction

